



BOARD OF ZONING APPEALS

MEETING AGENDA

March 16, 2017

The CITY OF KNOXVILLE BOARD OF ZONING APPEALS will consider the following petitions for variance of requirements of the Knoxville City Code, Appendix B, Zoning Regulations at their March 16, 2017, meeting at 4:00 pm in the Small Assembly Room, City County Building, 400 Main St, Knoxville, TN. Data pertinent to this amendment may be seen in the office of City of Knoxville Inspections Division, 5th Floor of the City County Building, Main Street, Knoxville, TN. If you need assistance or accommodation for a disability, please contact the City ADA coordinator at 215-2034.

This meeting and all communications between the Board members is subject to the provisions of the Tennessee Open Meetings Act, Tenn. Code. Ann. § 8-44-101, et seq.

An agenda review meeting is held at 3:00 pm in Room 511 of the City County Building, prior to the regular meeting.

A decision of this Board may be appealed to City Council by filing an Appeal Application and paying the required fee with the Metropolitan Planning Commission within fifteen (15) days of the date of the decision.

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

February 16, 2017

OLD BUSINESS

| | | |
|-------------------|---|------------------------------|
| File: | 12-N-16-VA | Parcel ID: 108CK006 & |
| Applicant: | Starboard Properties IV, LLC | 009-013 |
| Address: | 2120 Cumberland Avenue | |
| Zoning: | FD-CU-1 & FD-CU-2 (Form District-Cumberland Avenue) Districts 1 st Council District | |

Variance Request:

Reduce the minimum required width for a parking space from 9 ft. to 8 ft. per Article 5, Section 7.A.4.a.2.Table.

As per submitted plan to permit redevelopment of the site with a multi-use project in an FD-CU-1 & FD-CU-2 Districts.

File: 2-B-17-VA
Applicant: Reagan Design and Construction
Address: 902 N. Central Street
Zoning: C-3 (General Commercial) District
4th Council District

Parcel ID: 081MU009

Variance Request:

Reduce the minimum required number of parking spaces from 4 spaces to 0 spaces per Article 5, Section 7.A.3.a.Table.

As per submitted plan to permit development of two dwelling units on the second floor of an existing commercial building in a C-3 District.

NEW BUSINESS

File: 3-A-17-VA
Applicant: Scott Williams & Associates
Address: 4100 N. Broadway and 3818 Powers Street
Zoning: C-3 (General Commercial) District
4th Council District

Parcel ID: 069LB006 &
069LB007

Variance Requests:

1. Reduce the minimum required drive aisle width from 26 ft. to 5 ft. per Article 5, Section 7.A.4.2.Table.
2. Increase the maximum permitted driveway width from 30 ft. to 55 ft. per Article 5, Section 7.B.3.c.Table.
3. Decrease the minimum permitted driveway width from 20 ft. to 12 ft. per Article 5, Section 7.B.3.c.Table.

As per submitted plan to permit warehouse expansion onto an adjoining property in a C-3 district.

File: 3-B-17-VA
Applicant: Mark V. Graham Engineering Consultants, LLC
Address: 1640 Island Home Avenue
Zoning: FD-SW-2 (Form District - South Water Front) District
1st Council District

Parcel ID: 095OD008

Variance Request:

Increase the maximum permitted width of a driveway from 24 ft. to 36 ft. per Article 4, Section 4.1.3.C.7.g.i.

As per submitted plan to permit access improvements to an existing business in the FD-SW-2 district.

File: 3-C-17-VA
Applicant: Pamlico Investments, Inc.
Address: 7807 Kingston Pike
Zoning: C-4 (Highway and Arterial Commercial) District
2nd Council District

Parcel ID: 102GA00405

Variance Requests:

1. Reduce the minimum required front yard setback on West Town Way from 50 ft. to 10 ft. per Article 4, Section 2.2.7.E.2.a.
2. Increase the maximum permitted floor area ratio from 1.6 to 1.8 per Article 4, Section 2.2.7.F.
3. Reduce the minimum required lot area required for a self-storage facility from 2 acres to 1.2 acres per Article 5, Section 3.F.7.d.

As per submitted plan to permit construction of a multi-story self-storage facility in a C-4 district

File: 3-D-17-VA
Applicant: Reagan Bollig
Address: 565 Arrowhead Trail
Zoning: R-1 (Low Density Residential) District
2nd Council District

Parcel ID: 107NG021

Variance Request:

Reduce the minimum required north side yard setback from 12 ft. to 5.5 ft. per Article 4, Section 2.1.1.E.2.a.

As per submitted plan to permit the addition of an attached carport in an R-1 district.

File: 3-E-17-VA
Applicant: Urban Engineering, Inc.
Address: 800 Broome Road
Zoning: RP-1 (Planned Residential) District
2nd Council District

Parcel ID: 106OA040

Variance Requests:

1. Increase the maximum permitted driveway width from 30 ft. to 31 ft. per Article 5, Section 7.B.3.c.Table.
2. Increase the maximum permitted driveway curb cut length from 60 ft. to 108 ft. per Article 5, Section 7.B.3.c.Table.

As per submitted plan to permit the construction of an assisted living facility in an RP-1 district.

File: 3-F-17-VA

Parcel ID: 081LF007

Applicant: Carl Lansden

Address: 1029 Kenyon Street

Zoning: R-1A / H-1 (Low Density Residential / Historic Overlay) Districts
4th Council District

Variance Request:

Reduce the minimum required Armstrong Street front yard setback from 25 ft. to 6.5 ft. per Article 4, Section 2.2.6.E.1.

As per submitted plan to permit placing a relocated detached dwelling at this location in an R-1A / H-1 district.

File: 3-G-17-VA

Parcel ID: 082PL016

Applicant: Shelli Glasgow – Nana’s House

Address: 1711 E. Magnolia Avenue

Zoning: O-1 (Office, Medical and Related Services) District
6th Council District

Variance Requests:

1. Reduce the minimum required lot size for a private day nursery from 15,000 sq. ft. to 7,500 sq. ft. per Article 5, Section 3.F.4.a.
2. Reduce the minimum required fenced outdoor play area for a private day nursery from 4,000 sq. ft. to 1,750 sq. ft. per Article 5, Section 3.F.4.c.
3. Reduce the minimum required setback for the fenced outdoor play area from a public street from 35 ft. to 0 ft. per Article 5, Section 3.F.4.c.
4. Reduce the minimum number of required parking spaces from 5 spaces to 0 spaces per Article 5, Section 7.A.3.a. Table.

As per submitted plan to permit continued operation of an existing private day nursery in an O-1 district.

File: 3-H-17-VA

Parcel ID: 095NE02303

Applicant: Sara Martin

Address: 2103 Island Home Blvd

Zoning: R-1 (Low Density Residential) District
1st Council District

Variance Request:

Reduce the minimum required east side yard setback for an accessory building from 5 ft. to 3 ft. 1 in. per Article 4, Section 2.1.1.E.2.b.

As per submitted plan to permit the construction of a detached garage in an R-1 district.

File: 3-I-17-VA
Applicant: Joan Monaco for Christine Duncan
Address: 305 Richmond Avenue
Zoning: RP-1 (Planned Residential) District (pending)
3rd Council District

Parcel ID: 094HA002-005
& 094HB006-015

Variance Requests:

1. Reduce the minimum number of required parking spaces from 17 spaces to 12 spaces per Article 5, Section 7.A.3.a.Table.
2. Decrease the minimum required distance a driveway can be constructed away from an adjacent street right-of-way line on a corner lot from 25 ft. to 0 ft. per Article 5, Section 7.B.2.a.
3. Decrease the minimum required width of a driveway from 20 ft. to 15 ft. per Article 5, Section 7.B.3.c.Table.

As per submitted plan to permit construction of a residential development consisting of multiple dwellings and a community building in an RP-1 district.

File: 3-J-17-VA
Applicant: Jeb Scoggins
Address: 5900 Kingston Pike
Zoning: C-4 (Highway and Arterial Commercial) District
2nd Council District

Parcel ID: 121BA014

Variance Request:

Reduce the minimum number of required parking spaces from 20 spaces to 8 spaces per Article 5, Section 7.A.3.a.Table.

As per submitted plan to permit a change of use in an existing commercial building in a C-4 district.

File: 3-K-17-VA
Applicant: Orange Knoxville Cumberland, LLC
Address: 0 Cumberland Avenue
Zoning: FD-CU-2 & FD-CU-3 (Form District – Cumberland Avenue) Districts
1st Council District

Parcel ID: 108CC030,
032 & 033

Variance Requests:

1. Increase the maximum permitted build-to-zone distance from 10 ft. to 20 ft. per Article 4, Section 4.2.3.B.2.Table.
2. Increase the maximum permitted building height from 100 ft. to 105.5 ft. per Article 4, Section 4.2.3.B.3.Table.
3. Increase the required story level for a building stepback from the 2nd or 3rd story to the 4th story on the western end of the building per Article 4, Section 4.2.3.B.3.Table.
4. Increase the maximum permitted entrance spacing from 50 ft. to 162 ft. for the eastern most ground floor tenant on the primary street frontage per Article 4, Section 4.2.3.B.4.Table.

5. Increase the maximum permitted entrance spacing from 50 ft. to 72 ft. for the western most ground floor tenant on the primary street frontage per Article 4, Section 4.2.3.B.4.Table.
6. Reduce the minimum required ground story floor to ceiling height from 12 ft. to 9 ft. per Article 4, Section 4.2.3.B.3.Table.
7. Reduce the minimum required ground floor elevation for a nonresidential use from 0 ft. to -8 ft. per Article 4, Section 4.2.3.B.3.Table.
8. Increase the maximum permitted curb cut length on Cumberland Avenue from 60 ft. to 64.8 ft. per Article 5, Section 7.B.3.c.
9. Reduce the minimum required ground story transparency on Cumberland Avenue from 75% to 69.5% per Article 4, Section 4.2.3.B.4.Table.
- 10.Reduce the minimum required ground story transparency on 22nd Street from 75% to 54% per Article 4, Section 4.2.3.B.4.Table.

As per submitted plan to permit construction of mixed use commercial / residential building in a FD-CU-2 & FD-CU-3 districts.

File: **3-L-17-VA**

Parcel ID: 094IE006

Applicant: Nature's Best Organics of Tennessee, LLC

Address: 1255 Procter Street

Zoning: I-4 & F-1 (Heavy Industrial & Floodway) Districts
3rd Council District

Variance Request:

Reduce the minimum required setback from the Holston River Railroad from 75 ft. to 0 ft. per Article 4, Section 2.3.3.E.2.

As per submitted plan to permit reuse of the existing building for a mulch transfer station in an I-4 & F-1 districts.

OTHER BUSINESS

The next BZA meeting is April 20, 2017.

ADJOURNMENT